

Authorizing The Commissioner Of Finance To Accept And Reject Bids For Purchase Of Parcels Of County-Owned Property At The April 23, 2015 Public Auction - Department Of Finance

Referred to: The Ways and Means Committee (Chairman Gerentine and Legislators Allen, Belfiglio, Briggs, Gregorius, Maio, Maloney, and Richard Parete)

Chairman of the Ways and Means Committee, Richard A. Gerentine, and Deputy Chairman Donald J. Gregorius offer the following:

WHEREAS, this resolution has been submitted by the County Executive on behalf of the Department of Finance; and

WHEREAS, the Commissioner of Finance has requested permission to accept and reject bids from various individuals for parcels of county-owned property as hereinafter described, which parcels were acquired by reason of non-payment of taxes; and

WHEREAS, the total unpaid taxes for these parcels is \$1,545,246.00 and bids totaling \$1,688,223.00 were received, wherein **\$1,406,109.00** is recommended to be accepted and **\$282,114.00** is recommended to be rejected (parcel #'s 7, 8, 73, 78, 123, 144, and 229, due to the failure of the bidders to pay the balance of their bids and therefore their down payments totaling \$15,712.00 is forfeited, parcel #17 due to the filing of a bankruptcy by the former owner, parcel #172 due to litigation, parcel #31 due to redemption by former owner for \$1.00 more than bid amount, **and parcel #169 due to redemption by former owner for back taxes**); and

WHEREAS, these conveyances constitute Type II actions under section 4.1.5 of the County of Ulster's State Environmental Quality Review Act (SEQRA) Type II List that was adopted in Resolution No. 118 on April 20, 2010; and

WHEREAS, as per section 3 of the County's Type II List, these actions do not pose a significant potential environmental impact and may be progressed as Type II actions in accordance with 6 NYCRR Part 617 of SEQRA; now, therefore, be it

RESOLVED, that the Ulster County Commissioner of Finance is hereby authorized to accept and reject payments as follows:

TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Denning	1	Carty, Donald R	Bendell, David	\$26,000.00	\$ 6,040.00	Accept
Esopus	2	Hummel, Steven A	Vieira, Mark A.	10,862.00	10,862.00	Accept
Esopus	3	Reilly, Elizabeth	Murtagh, Daniel	18,050.00	18,049.00	Accept
Esopus	4	Spinnenweber, John	Bell, Carlton	200.00	2,204.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Esopus	6	Donahue, D & S	Old Realty Corp.	\$10,000.00	\$ 4,689.00	Accept
Esopus	7	Rose, Vera	Pra, Veronica L.	1,000.00	30,899.00	Reject
Esopus	8	Irving, Thomas	Pra, Veronica	1,700.00	849.00	Reject
Esopus	9	Braunstein, Les & Ors	Kimberg, Iris S.	5,700.00	4,485.00	Accept
Gardiner	13	Freer, Lester & Hildegard	Snider, Richard P & Sherrie A.	710.00	710.00	Accept
Hurley	15	Bouck, Bridget	Piratzky, Paul D & Piratzky, Lisa L.	31,000.00	3,544.00	Accept
Hurley	17	Clark, Sherri L	Blue Stream Properties, LLC	63,000.00	29,371.00	Reject
Kingston	19	McGuckin, William	Stirbl, Aren I. A.	400.00	5,910.00	Accept
Lloyd	21	Elia, Mark & Antoinette	Hall, Linda M	70.00	534.00	Accept
Lloyd	23	Brooks, Sheila	Coughlan, Tracy A. & Sabuda, Robert J.	16,000.00	10,680.00	Accept
Lloyd	26	Taranta & Darmento	Carr, George C.	7,300.00	7,335.00	Accept
Lloyd	27	Marsh, Theodore P.	Levitz, Maurey	59,000.00	30,997.00	Accept
Marbletown	30	Madsen, Mette B	O'Sullivan, Kathleen B.	10,200.00	4,669.00	Accept
Marbletown	31	Madsen, Mette B	VanWagenen, Jon A.	51,000.00	12,064.00	Reject
Marbletown	32	Kellogg, Daniel & Sandra	Kellogg, Stephen C.	4,800.00	4,881.00	Accept
Marlborough	41	3M Homes Inc.	Skartados, Frank	6,000.00	41,787.00	Accept
New Paltz	52	Cuccia, William A.	Pannucci, Kathleen	2,100.00	31,713.00	Accept
New Paltz	54	Tiny 299 Associates Inc	CIK, LLC	200.00	12,251.00	Accept
New Paltz	55	Studley, Julien J.	CIK, LLC	200.00	12,205.00	Accept
Olive	57	Bresciani Properties Inc	Perry-Scheffel, U.I.	250.00	1,464.00	Accept
Olive	58	Rosenthal, Jack J	Pra, Veronica Larrabee, George Larrabee, Kylee	8,900.00	8,731.00	Accept
Olive	59	Winnie, Jeri Lee	Perry-Scheffel, U.I.	8,000.00	5,084.00	Accept
Olive	60	Franciscus, Eileen	Birklein, Silvia & Paul, Christiane & Reiter, Brandt	1,100.00	1,051.00	Accept
Olive	63	Stoutenburg, C&D	Bradshaw, John A.	11,000.00	4,396.00	Accept
Plattekill	67	Spataro, Michael	Benecke, Kurt V & Maryellen	28,000.00	15,692.00	Accept
Plattekill	71	Ruberte & Barrosa	Jenkins, Kevin & DeHaven, Katherine A.	13,000.00	5,250.00	Accept
Plattekill	72	Cucuta, Anthony & A	SDTA & Irie 1, LLC	75,000.00	37,519.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Plattekill	73	Caston, Harry	Valley Stream Properties LLC	3,500.00	1,619.00	Reject
Plattekill	74	Bersha, Gjergj	Carollo, Steven D. & Lynn	700.00	1,086.00	Accept
Plattekill	78	Livsey, Charles & Luanne	Stirbl, Aren. I. A.	2,000.00	16,420.00	Reject
Plattekill	80	Mujica, J&V	Hull, Scott R.	1,000.00	10,216.00	Accept
Plattekill	82	Santosa, Ronny	Valley Stream Properties LLC	875.00	875.00	Accept
Rochester	83	Roche, Bernard & Barbara	Coyne, Brian	54,000.00	26,598.00	Accept
Rochester	88	Nowakowski & Curry	Coyne,Jeffrey	22,819.00	22,819.00	Reject
Rosendale	97	Rougier, H & B	Khan, Mozib M. & Begum, Khadiza	73,000.00	21,519.00	Accept
Rosendale	98	Lower Esopus River Watch	Omarchido Inc.	8,000.00	12,025.00	Accept
Rosendale	100	Walsh, Joseph	Valley Stream Properties LLC	500.00	4,078.00	Accept
Rosendale	101	Walsh, Joseph	Valley Stream Properties LLC	200.00	4,520.00	Accept
Rosendale	103	Lower Esopus River Watch	Rutulante, Philip M.	100.00	747.00	Accept
Rosendale	111	Dunn, Jeanette A.	Valley Stream Properties LLC	20,000.00	29,378.00	Accept
Saugerties(V)	113	Bovasso, Bernard	Lead Me To It Marketing, Inc.	1,000.00	12,063.00	Accept
Saugerties(V)	115	Cunzio, A & G	Morrow, Robin	21,674.00	21,674.00	Accept
Saugerties	117	Whateley D&C	Callahan, Shawn	25,112.00	25,112.00	Accept
Saugerties	118	Libert & Associates	Garrison, Susan A.	1,395.00	1,395.00	Accept
Saugerties	120	Weinmart LLC	Stirbl, Aren I. A.	3,200.00	16,585.00	Accept
Saugerties	123	Bishop, Frances	Williams, Jeffrey	4,456.00	4,456.00	Reject
Saugerties	125	Roy Pankaj	Atlantic North Properties Inc.	1,100.00	11,604.00	Accept
Saugerties	128	Ellingsen F & G	Canzian, Severo M.	26,414.00	26,414.00	Accept
Saugerties	131	Bauer, Thomas S.	Stirbl, Aren I. A.	1,200.00	20,656.00	Accept
Saugerties	133	Desiderio, Frank J	Grassi, Trevor L.	200.00	2,562.00	Accept
Saugerties	135	Sanders, Ronald	Valley Stream Properties LLC	10,500.00	32,752.00	Accept
Saugerties	139	Meisburger, Frances	Grassi, Trevor L.	20,500.00	14,487.00	Accept
Saugerties	144	DiGesù, Gaetano & M	Ashe, Shawn W.	7,000.00	40,627.00	Reject
Saugerties	145	Caruso, C & J	Bell, Carlton	500.00	4,391.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Saugerties	147	Hrabar, John	Catalinotto, Michael E. & Catalinotto, Constance M.	72,000.00	14,925.00	Accept
Saugerties	148	Hrabar, John	Catalinotto, Michael E. & Catalinotto, Constance M.	82,000.00	15,984.00	Accept
Saugerties	149	Raiten, Jean Yetta	Martin, Roderick A.	1,000.00	10,084.00	Accept
Saugerties	150	Kelder, John & Denise	Viviani, Catello	36,000.00	12,823.00	Accept
Saugerties	151	Blue Hills Center Inc.	Valley Stream Properties LLC	500.00	25,345.00	Accept
Shandaken	154	Liguori, J & M	Williams, Thomas J. & Williams, Andrea M.	41,000.00	11,871.00	Accept
Shandaken	156	Hanein, A & T	Stirbl, Aren I. A.	5,300.00	5,330.00	Accept
Shandaken	165	Nichols, Oksana	Stirbl, Aren I. A.	200.00	3,316.00	Accept
Shawangunk	169	Brownsell, Douglas	Valley Stream Properties LLC	33,000.00	33,677.00	Reject
Shawangunk	170	Doolittle, Jerry & K	Hossain, Mohammad Kamal Miah, Mohammed U.	5,585.00	5,585.00	Accept
Shawangunk	171	Cetta, Kathleen	A World Above, LLC	170,000.00	94,761.00	Accept
Shawangunk	172	Everhart, Julie A.	Sadot 35, LLC	60,000.00	33,283.00	Reject
Shawangunk	173	Rogers, J & L	Tanego Farms LLC	22,000.00	10,916.00	Accept
Shawangunk	175	Comisky, Arthur & B	Unsworth, Lee Colin	14,000.00	5,857.00	Accept
Shawangunk	176	Gagliardo, P & J	Mancuso & Family, LLC	1,013.00	1,013.00	Accept
Shawangunk	177	Gagliardo, P&J	Mancuso & Family, LLC	1,381.00	1,381.00	Accept
Shawangunk	182	Caston, Harry	Banyai, Laszlo	1,314.00	1,314.00	Accept
Ulster	188	Shaler, Andrew	McCarthy, Brian K. & Laura L.	125.00	5,471.00	Accept
Ulster	190	Volk, John & Regina	Martucci, Mark J. & Melanie M.	3,650.00	3,650.00	Accept
Ulster	199	Irving, Thomas	Amaro, Johnny	760.00	760.00	Accept
Ulster	200	Irving, Thomas	Amaro, Johnny	712.00	712.00	Accept

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TOWN	#	FORMER OWNER	DEED TO	BID	TAXES	STATUS
Ulster	207	Roach, Thomas & Ors	Sabino, Robert	1,500.00	6,372.00	Accept
Ulster	209	Irving, Valerie C.	Miller, Geoffrey & Miller, Harriet	792.00	792.00	Accept
Ulster	210	Paul, Michael	Omarchido Inc.	3,300.00	4,986.00	Accept
Ulster	212	JMW	Excaliber 7, Inc.	37,000.00	76,037.00	Accept
Ulster	216	Method Church of E Kingston	Atlantic North Properties Inc.	2,500.00	83,039.00	Accept
Village of Ellenville	225	Saver, Todd	GHD Developers LLC	43,000.00	36,379.00	Accept
Village of Ellenville	226	Whetstone M	Hossain, Mohammad Kamal	25,000.00	50,951.00	Accept
Village of Ellenville	229	Gunter, W & R	Kasumaj, Istref	32,639.00	32,639.00	Reject
Village of Ellenville	232	Purcell, Stephany	Johnson, Arthur	7,500.00	21,844.00	Accept
Wawarsing	243	Tso, Joseph & Lana	Goring, Richard A.	4,686.00	4,686.00	Accept
Wawarsing	247	Rizzo & Vanchiro	McCarthy, Brian K. & Laura L.	500.00	1,597.00	Accept
Wawarsing	248	Minnewaska Estates	McCarthy, Brian K. & Laura L.	500.00	1,692.00	Accept
Wawarsing	251	Schmid, William	Bell, Carlton	50.00	5,386.00	Accept
Wawarsing	254	Grosso & Muise	GHD Developers LLC	61,000.00	29,742.00	Accept
Wawarsing	255	Orzel & Shrohli	Talmud Torah O.Y.	45,245.00	45,245.00	Accept
Wawarsing	256	Ben-Zvy, Annatte	Talmud Torah O.Y.	8,900.00	3,920.00	Accept
Wawarsing	258	Topielski, Leon	Stirbl, Aren I. A.	5,500.00	4,780.00	Accept
Wawarsing	259	Ampro Falcon Estates	GHD Developers LLC	69,931.00	69,931.00	Accept
Wawarsing	262	Cuti, Joseph	Scialpi, Robert & Craft, Charles Jr.	2,000.00	19,213.00	Accept
Wawarsing	274	Oshea, John M.	Peters, Jeremy C. & Dallaire, Andrea	2,653.00	2,653.00	Accept
Woodstock	278	Iatridis, Katherine	Putman, Kim	750.00	3,281.00	Accept
Woodstock	279	Matson, Dorit	Stirbl, Aren I.A.	50.00	1,494.00	Accept

and, be it further,

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RESOLVED, that upon receipt of such payment with respect to these parcels, the Chairman of the Ulster County Legislature is authorized and directed to make, execute and deliver to said bidder making payment, a Quitclaim Deed conveying the interest of the County in said parcel, which Quitclaim Deed shall contain the covenant that the said County of Ulster, shall in no event be or become liable for any defects in title conveyed for any cause whatsoever, or that no claim or demand of any nature shall ever be made against the County of Ulster, arising from such sales, conveyances or any proceedings leading thereto;

and move its adoption.

ADOPTED AS AMENDED BY THE FOLLOWING VOTE:

AYES: 22 NOES: 0

(Legislator Roberts left Chambers at 7:37 PM and returned at 7:39 PM)

Passed Committee: Ways and Means as amended on June 10, 2015

FINANCIAL IMPACT:

\$1,545,246.00 - TOTAL UNPAID TAXES

~~\$1,439,109.00~~ **\$1,406,109.00** - TOTAL ACCEPTED BIDS

~~\$ 249,114.00~~ **\$282,114.00**- TOTAL BIDS REJECTED

\$ 15,712.00 - TOTAL FORFEITED

Legislator Gerentine motioned, seconded by Legislator Ronk, to amend the resolution to reject parcel #169, and amend the accepted and rejected bid amounts accordingly, due to redemption by former owner for payment of back taxes.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 22 NOES: 0

(Legislator Roberts left Chambers at 7:37 PM and returned at 7:39 PM)

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STATE OF NEW YORK

ss:

COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 16th Day of June in the year Two Thousand and Fifteen, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 18th Day of June in the year Two Thousand and Fifteen.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Submitted to the County Executive this
18th Day of June, 2015.

Approved by the County Executive this
25th Day of June, 2015.

|s| Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

|s| Michael P. Hein
Michael P. Hein, County Executive